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ADAM J. BRODSKY
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September 28, 2021

VIA Email and First-Class Mail

Robert Rosa, Chair
Zoning Board of Appeals
Rockland Town Hall
242 Union Street
Rockland, MA 02370

**RE: Application for Dimensional Variance
59 North Avenue, Rockland (Parcel Map 34 Lot 48)
Lighthouse Development LLC**

Dear Mr. Rosa:

As you know, this office represents Lighthouse Development, LLC ("Lighthouse Development") in connection with this matter. Lighthouse Development has requested that the Zoning Board of Appeals (the "Board") grant dimensional variances pursuant to § 415.89.1 of the Town of Rockland Zoning Bylaw (the "Bylaw") to maintain a parking area in the front yard of Lighthouse Development's commercial property at 59 North Avenue, Rockland, Massachusetts (the "Property"). At the September 7, 2021 hearing, the Zoning Board of Appeals (the "ZBA") requested that a representative of Lighthouse Development attend the next hearing on October 5, 2021. We have confirmed that a representative will attend.

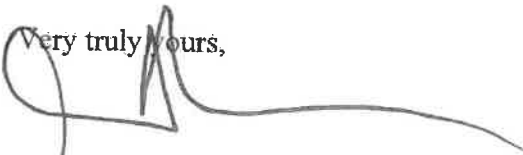
Additionally, we would like to address some of the questions raised by the members of the ZBA on September 7, 2021. Lighthouse Development primarily uses the building located on the Property as office space with a smaller portion devoted to storage. Approximately ten (10) people work in the office and are in the office during typical business hours. There are additional employees who may visit the office, but they are generally only present for a short time to pick up supplies or other similar tasks.

Regarding parking, there are six (6) parking spaces located behind the building in the existing paved parking area, which is used daily, as well as a space for a box truck which is typically parked on site. The parking area in front of the building on the Property is proposed to provide an additional six (6) parking spaces. Currently, between three (3) and four (4) vehicles are parked in this area on a daily basis. Further, Lighthouse Development does not propose to

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stripe the parking spaces because the area would not support the proposed number of spaces if laid out in accordance with the requirements of the Bylaw (§415.22.A(1)).

We look forward to answering any additional questions at the October 5th hearing and should you require additional information, please do not hesitate to contact us. Thank you for your consideration.

Very truly yours,


Adam J. Brodsky

cc: Thomas Ruble, Inspector of Buildings and Zoning Enforcement (*via email*)
Robert W. Galvin, Jr., Town Counsel (*via email*)
John Lucas, Building Department, Assistant (*via email*)